

RENTAL MARKET REPORT

Montréal CMA

Canada Mortgage and Housing Corporation

Release Date: 2007

Highlights

- The vacancy rate rose slightly.
- Rental housing demand remained strong, but the 2006 Census results indicate that renters are getting older and that this client group will post limited growth.
- Even with the arrival of new units, the rental housing stock got smaller.
- The vacancy rates rose in all rent ranges, but more so in the highest range (\$900 or over).
- Contrary to 2006, the vacancy rate increased more significantly for rental condominium apartments than for traditional rental housing units.

Figure 1

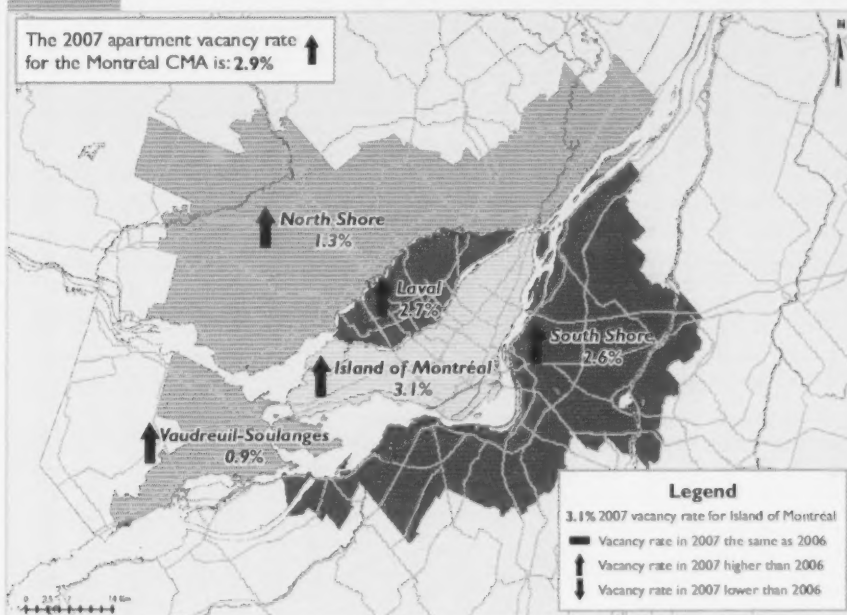


Table of contents

- 2 Vacancy rate increases slightly and average rent rises by about 2.3 per cent
- 3 Rental housing demand still strong but changing
- 4 New units are added but rental housing stock gets smaller
- 4 Upper-range segment eases more
- 4 Market conditions ease more significantly in Laval and on South Shore
- 7 Rental condominiums still less widespread in Montréal than elsewhere in Canada

9 Map

10 Zone description

28 Methodology

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Apartment Vacancy Rates (%) by Major Centres

	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
Total	2.6	2.6

RENTAL MARKET

Vacancy rate increases slightly

According to the results of the Rental Market Survey conducted by CMHC in October 2007, the vacancy rate in the Montréal census metropolitan area (CMA) was up very slightly over the level recorded at the same time in 2006. The percentage of unoccupied apartments in privately initiated buildings with three or more housing units reached 2.9 per cent this past October, compared to 2.7 per cent in October 2006. This sixth consecutive vacancy rate increase in the Montréal CMA was one of the smallest since the low point recorded in 2001.

Average rent rises by about 2.3 per cent

This past October, the average rent for two-bedroom apartments was \$647. This result is based on the actual amounts paid by tenants and may or may not include utilities such as heating and electricity. This measure provides a good estimate of the average rent observed on the market.

As well, the estimated change in the average rent of two-bedroom apartments in existing structures was slightly smaller than last year, at 2.3 per cent, compared to 2.8 per cent in 2006 (for more detailed data, please refer to table 1.1.5 on page 17). It should be noted that CMHC now uses a measure (introduced last year) that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys.

Figure 2



¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

Rental housing demand still strong but changing

Rental housing demand obviously stayed strong in the Montréal CMA, despite the fact that changes in certain significant factors were pointing to a more pronounced slowdown in this demand. In short, the relatively weak labour market this year for people aged under 25 years, the fact that migration has decreased from last year¹ and the strong homeownership trend as evidenced by the vigorous housing market activity all contributed to cooling rental housing demand. However, it should be mentioned that the youth employment level still remained high and that, in the third quarter of 2007, employment posted renewed growth (+1 per cent) after having experienced difficulties during the first part of the year (declines of 5 per cent in the first quarter and 3 per cent in the second). Also, while net migration is expected to decrease, the level will remain positive.

However, the 2006 Census results show that the renter client group is changing and that rental housing demand may be less sensitive to certain factors traditionally associated with this demand.

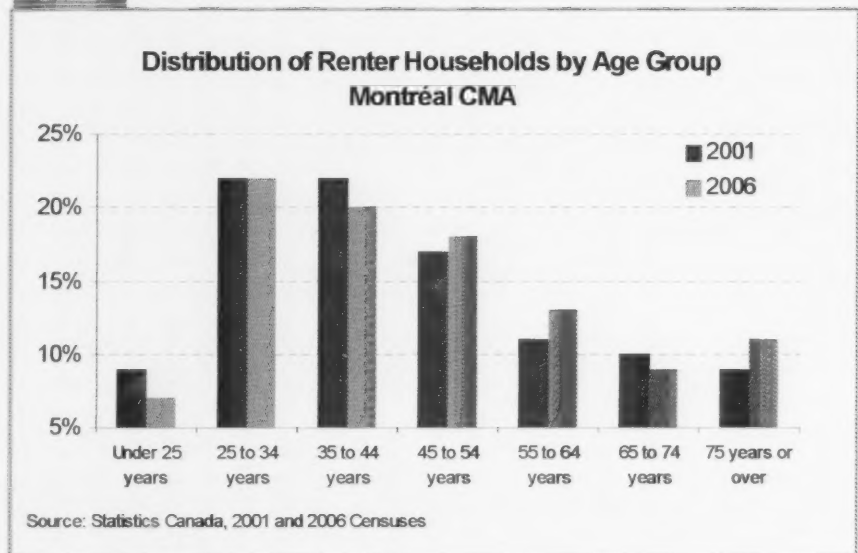
In the 1970s, the Montréal CMA was mainly composed of renters, but the number of homeowners has since progressively gained some

ground. Thirty years later, the 2001 Census results revealed a major change in the composition of Montréal households, as homeowners (50.2%) became as numerous as renters. With the vigorous construction of ownership housing, particularly condominiums, in the years that followed, it was obvious that the proportion of homeowners would continue to grow in the Montréal CMA. And, the recently released 2006 Census results effectively indicate that the homeownership rate has climbed to 53.4 per cent.

As well, between the 2001 and 2006 Censuses, homeownership rates increased more significantly among young households aged under 35

years, a client group traditionally associated with the rental market. Renter households are getting older in the Montréal CMA. According to the 2006 Census results, more renter households were then aged 45 years or over (50.8 per cent) than under 45 years (49.2 per cent), and this phenomenon was slightly more significant off the Island of Montréal. It should be pointed out that that employment for the group aged 45 years or over was on the rise in the Montréal metropolitan area. For the first nine months of the year, employment increased by close to 9 per cent in this age group, remained stable for people aged from 25 to 44 years and fell by 2 per cent for those aged under 25 years.

Figure 3



¹ While migration data for 2007 are not available for the Montréal CMA, the figures for the province of Quebec are available, at least for the first six months of the year, and provide a good indication of the trends for Montréal. International migration remains the main source of newcomers, but movements to other provinces appear to have increased during the first half of 2007, in comparison with 2006, such that total net provincial migration is down. In fact, according to our latest forecasts, net migration in Montréal is expected to reach 13,600 people this year, for a decrease of 7 per cent from last year, and then increase by 5 per cent to 14,300 people in 2008. Movements to Western Canada will decline as economic growth slows in this region, and net migration should therefore show renewed growth starting in 2008.

New units are added but rental housing stock gets smaller

While rental unit completions continued to grow in the Montréal metropolitan area (although at a slower pace than in past years as starts fell in 2006), the overall Montréal area rental housing stock still decreased from last year. In fact, a number of rental housing projects sampled no longer met the survey criteria and were therefore withdrawn. For example, rental buildings that had not been included in the sample for a long time were converted into condominiums or else triplexes where one of the units was occupied by the owner were temporarily withdrawn from the survey universe, as they had fewer than three rental units on the market. The universe of privately initiated rental apartments therefore declined from 478,180 units in 2006 to 475,954 units in 2007, for a decrease of just over 2,000 units. In addition to a rental housing demand that remained strong, supply was slightly less abundant, which, to a

certain extent, limited the increase in the vacancy rate in the Montréal area.

Upper-range segment eases more

Even though the vacancy rates rose in all rent ranges, market conditions eased more significantly in the highest range (\$900 or over). The vacancy rate in this range reached 4.5 per cent this past October, compared to 3.0 per cent a year earlier, for an increase of 1.5 percentage points, while, in the other rent ranges, the increases were clearly more modest, at less than 0.5 of a percentage point.

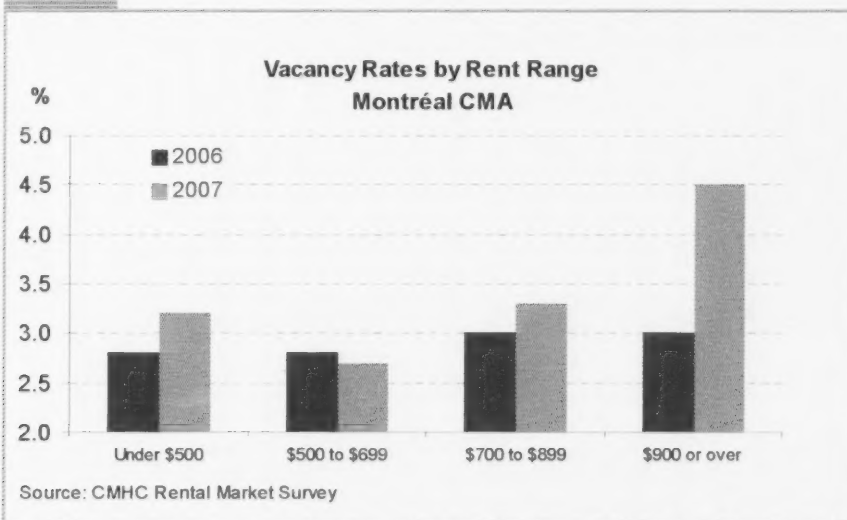
Given the vigorous housing market activity in the Montréal area, it was not surprising to see that the upper-range segment, in which the rents are often similar to monthly mortgage payments, was suffering a little more, since the tenants who rent such dwellings are more likely to become homeowners. It should be noted that the rental condominium market, in which the average rent, for all unit types

combined, exceeded \$1,000 per month, had the same difficulties. Rental condominiums registered a greater vacancy rate increase (1 percentage point) than traditional rental housing. As a result, the percentage of unoccupied units reached a higher level for rental condominiums (3.8 per cent) than for traditional rental dwellings while, last year, there was practically no difference between the two rates.

Market conditions ease more significantly in Laval and on the South Shore

While the vacancy rates had remained rather stable in Laval and on the South Shore in 2006, it was in these sectors that the strongest vacancy rate increases were observed this year. In fact, these rates rose by 0.7 of a percentage point to 2.7 per cent in Laval and by 0.6 of a percentage point to 2.6 per cent on the South Shore. On the Island of Montréal, while the greatest vacancy rate hike was recorded in 2006, the year 2007 will have been different, as the rate remained practically at the same level as a year earlier (3.1 per cent in 2007, compared to 3.0 per cent in 2006). These results were not surprising since, in the Laval and South Shore sectors, many more new rental units arrived on the market than last year while, on the Island of Montréal, the number of new dwellings decreased. Overall, the rental apartment universe included more units than last year on the South Shore, about the same number in Laval and fewer units on the Island of Montréal. With the more considerable vacancy rate increases in Laval and on the South

Figure 4



Shore, the difference between these rates and the proportion of vacant units observed on the Island of Montréal was less significant than last year (less than 0.5 of a percentage point in 2007, compared to 1 percentage point in 2006). Just like last year, the rental market practically did not budge on the North Shore (vacancy rate of 1.3 per cent, compared to 1.2 per cent in 2006). The fact that the North Shore remained the sector with the lowest proportion of unoccupied units and the Island of Montréal had the highest vacancy rate was not unrelated to the rents charged in these sectors. It was in fact the North Shore that had the lowest average rent and the Island of Montréal that had the highest.

Island of Montréal: conditions ease in more expensive sectors

Even though the rental market remained stable on the Island of Montréal in comparison with last year, the situation is quite different in certain zones.

Given that the market eased more significantly for units with rents of \$900 or over per month, it is not surprising to see that the same held true for most of the more expensive zones on the Island of Montréal. In fact, the vacancy rates registered greater increases in zone 1 (Downtown, Île-des-Œurs) and also in zones 4 (Notre-Dame-de-Grâce, Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest), 15 (Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue) and 13 (Saint-Laurent). With hikes that varied

between 0.7 and 1.3 percentage points, the vacancy rates rose above the 4-per-cent mark in these zones. Zone 6 (Plateau Mont-Royal) is also on this list. Up by 1 percentage point over 2006, the vacancy rate there, at 2.5 per cent, still remained slightly below the average for the Island overall.

Market conditions did not just ease, they also tightened in a few less expensive zones, where the overall average rents were below the average for the Island. The vacancy rates fell in zones 7 (Villeray, Saint-Michel, Parc-Extension), 17 (Mercier) and 9 (Rosemont, La Petite-Patrie). Although slightly more expensive, zones 3 (LaSalle) and 8 (Hochelaga-Maisonneuve) also saw their vacancy rates decrease, compared to 2006.

It was, however, in zone 18 (Pointe-aux-Trembles, Rivière-des-Prairies, Montréal-Est), one of the most affordable zones, that the vacancy rate increased the most over the past year. In fact, this rate more than doubled, rising from 2.2 per cent in 2006 to 4.7 per cent in 2007. This sector probably suffered more from the homeownership trend, since the construction of homeowner housing remained very strong, with a historically high level of activity. In zone 14 (Dorval, Lachine), also less expensive, market conditions eased considerably, as the vacancy rate increased from 4.8 per cent to 5.9 per cent. It should be noted that, on the Island of Montréal, these two zones were the only ones where the number of units in the rental apartment universe increased over 2006.

South Shore: vacancy rates increase more markedly in outlying zones

On the South Shore, the vacancy rates rose more significantly in the outlying zones. The fact that the estimated increase in rents was twice as great (4.7 per cent²) in zone 33 (Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Belœil, Varennes) as on the South Shore overall (2.2 per cent) certainly did not help the market dynamics there, as the vacancy rate rose from 0.6 per cent in 2006 to 1.6 per cent this year. In zone 34 (Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias), the vacancy rate registered a similar increase as in zone 33, rising from 0.4 per cent in 2006 to 1.6 per cent in 2007. Although a limited number of new rental housing units arrived on the market, this zone still posted significant growth over the past year, as did zone 30 (Longueuil), where the vacancy rate rose from 2.7 per cent to 3.7 per cent and where there were the most vacant units on the South Shore.

Laval: older sectors harder hit

While the vacancy rates rose almost everywhere in Laval, the zones with the oldest housing stocks, namely, zone 21 (Pont-Viau) and zone 22 (Saint-François, Saint-Vincent, Duvernay), were somewhat harder hit. Zone 22 saw its vacancy rate

² Please refer to table 1.1.5 on page 17

climb by nearly 4 percentage points to 4.8 per cent and, as a result, became the one with the highest proportion of unoccupied units while, a year ago, this market was relatively tight. In zone 21, the vacancy rate attained 3.1 per cent, or 1.2 percentage points more than last year. Although limited, the number of rental housing units that arrived on the market was clearly greater over the past year than in the previous three years.

Finally, the vacancy rate also went up in zone 23 (Vimont, Auteuil). The increase was 1 percentage point, and the rate reached 1.8 per cent. This zone probably suffered more from the homeownership trend, since this was the only one in the Laval sector where the number of homeowner housing units completed during the past year was up over the previous year.

Rental affordability indicator remains stable

The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median

income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

According to CMHC's new rental affordability indicator, affordability in Montréal's rental market was stable compared to last year. With the median rent for two-bedroom apartments and the median income of renter households having remained unchanged, the rental affordability indicator stayed at practically the same level as last year, that is, at 132 versus 133 in 2006. (Please refer to the methodology

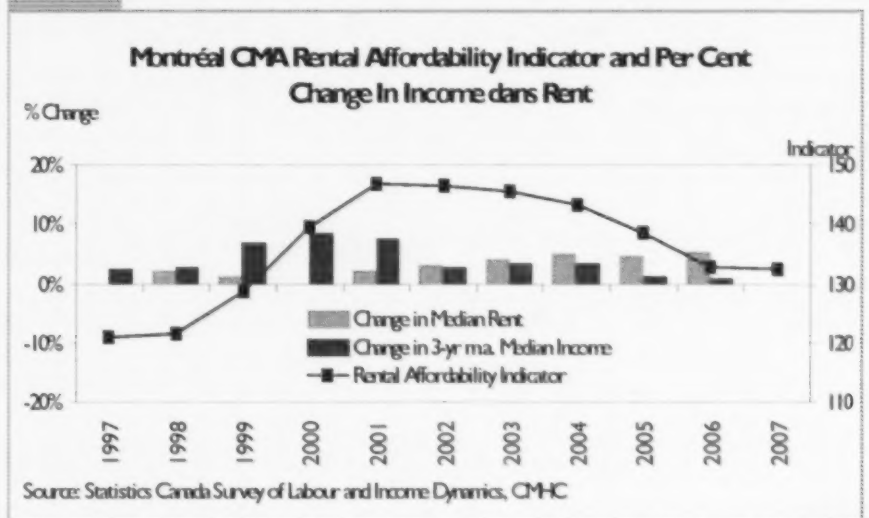
section for detailed information on the indicator.)

Vacancy rate to keep rising

Even though rental housing construction will slow down in 2008, the vacancy rate will continue to increase in the Montréal area. With the strong growth in starts registered in 2007, more units will arrive on the market in 2008 than this year. However, rental housing demand, while supported by the moderate increase in migration, will not be sufficiently strong to offset the new units that will arrive on the market and the dwellings that will be vacated by households having accessed homeownership.

Consequently, the percentage of unoccupied units will keep rising and should reach 3.3 per cent in 2008. Should immigration turn out to be greater than expected on account of the slight increase in the targets for 2008 compared 2007 and should movements to Western Canada be more restricted than anticipated, rental housing demand could be more vigorous, which could further limit the increase in the vacancy rate next year.

Figure 5



RENTAL CONDOMINIUM SURVEY

Rental condominiums still less widespread in Montréal than elsewhere in Canada

Just like last year, the results revealed that the phenomenon of rental condominiums is much less significant in the Montréal CMA than in other major urban centres outside Quebec. According to the survey results, rental condominiums rose from 6,670 units in 2006 to 7,959 in 2007, for an increase of 19 per cent. It should be added however that, even with this gain, just 9 per cent of condominiums are rental units in the Montréal CMA. In Vancouver, Calgary and Edmonton, the proportions are 22.3 per cent, 21.4 per cent and 24.5 per cent, respectively.

According to the survey results, the vacancy rate for rental condominiums in the Montréal CMA reached 3.8 per cent this past October, compared to 2.8 per cent in October 2006, which was higher than the rates observed in the other urban centres across Canada. This relatively high vacancy rate was attributable to the fact that rental condominium apartments are expensive in comparison with traditional apartments, and also to the greater availability of traditional housing units and the abundant supply of condominiums on the resale market.

Results by sub-area

The percentages of rental condominiums rose in all sub-areas, apart from the East Island of Montréal, where this proportion remained stable at 5.2 per cent between 2006 and 2007. The increase in the percentage of rental condominiums was twice the average in the Downtown and Île-des-Sœurs sub-area, and the proportion reached 16.5 per cent there, while a hike of 2 percentage points was recorded in the South Shore and Vaudreuil-Soulanges sub-area, with the percentage attaining 7.9 per cent. The East Island of Montréal was the sub-area with the lowest proportion of rental condominiums, possibly because the average rent for condominiums there (\$717) was more than \$300 below the average for the CMA (\$1,054).

Rental condominium market conditions eased across all sub-areas in the CMA, except in the Pericentre, the East Island of Montréal, and the South Shore and Vaudreuil-Soulanges sub-area, where the vacancy rates decreased by 1.1 percentage points, 3.0 percentage points and 0.2 of a percentage point, respectively.

It should be noted that, in the Downtown and Île-des-Sœurs sub-area, the vacancy rate for rental condominiums climbed by 6.2 percentage points to 7.9 per cent. This strong increase was no doubt due to the fact that, this past October, the average rent for two-bedroom condominiums was significantly higher than a year earlier.

Larger structures preferred

On the rental condominium market, there seems to be a preference for larger structures (50 or more units), since not only were the vacancy rates for these buildings below the overall average but they had also risen less significantly than the rates for apartments in smaller structures (less than 50 units). This situation was the opposite of the conditions prevailing on the traditional rental market, where the vacancy rates for apartments in larger buildings were above the overall average.

NATIONAL VACANCY RATE UNCHANGED AT 2.6 PER CENT IN OCTOBER 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres¹ was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the

rental market and have put upward pressure on vacancy rates.

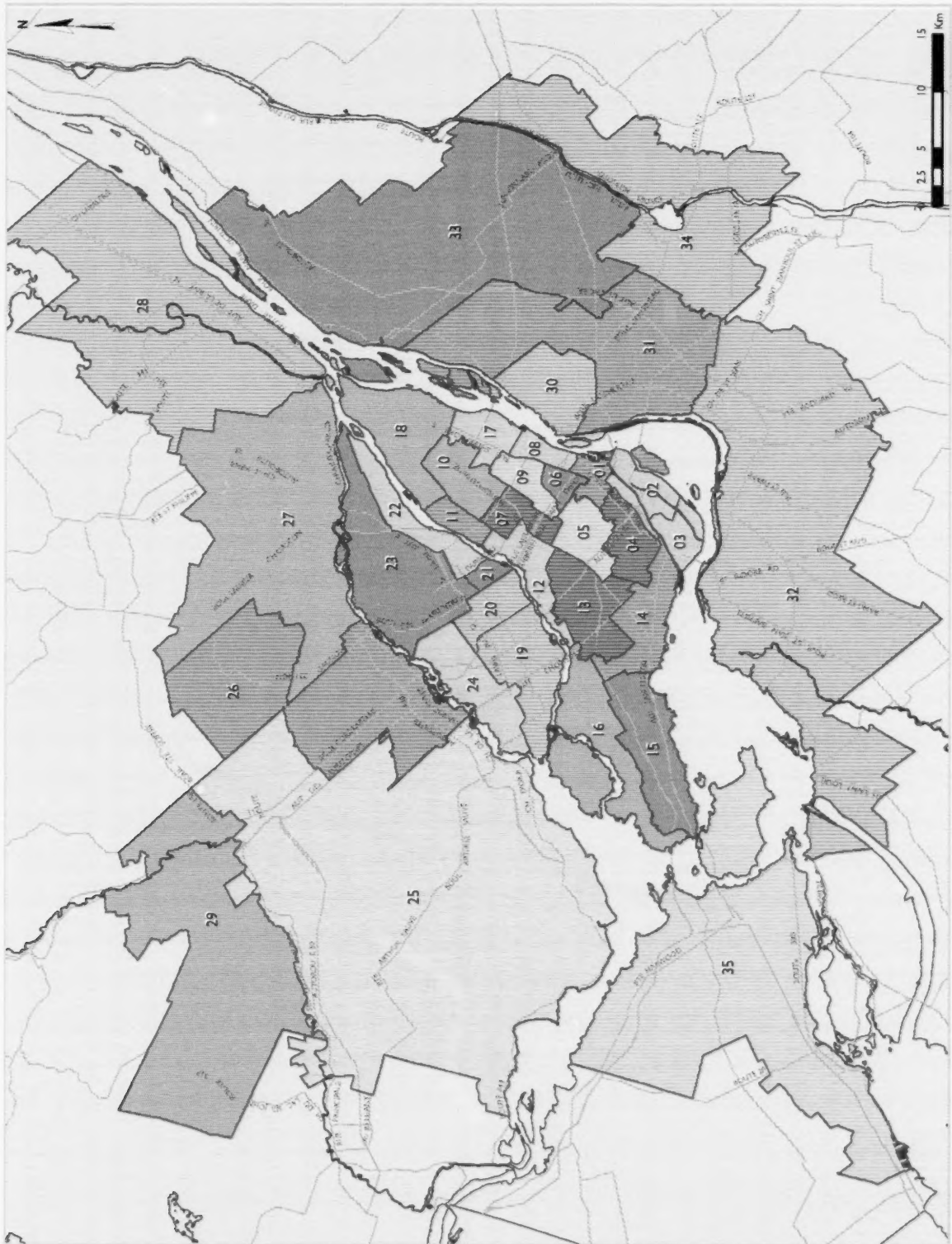
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,089), Vancouver (\$1,084), Toronto (\$1,061) and Ottawa (\$961), followed by Edmonton (\$958) and Barrie (\$934). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$487) and Saguenay (\$490).

Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent

for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,533), Vancouver (\$1,435), and Calgary (\$1,217). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2007.

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes



RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal, Île-des-Soeurs - St. Lawrence River (south), Chemin Remembrance and Des Pins Avenue (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	Le Sud-Ouest (Mtl), Verdun (Mtl) - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	LaSalle (Mtl)
Zone 4	Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl) - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	Plateau Mont-Royal (Mtl) - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl) - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	Hochelaga-Maisonneuve (Mtl) - St. Lawrence River (south), Sherbrooke Street (north), Vizu Street (east), CP Railway (west).
Zone 9	Rosemont (Mtl), La Petite-Patrie (Mtl) - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	Anjou (Mtl), Saint-Léonard (Mtl) - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	Montréal-Nord (Mtl)
Zone 12	Ahuntsic (Mtl), Cartierville (Mtl) - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	Saint-Laurent (Mtl)
Zone 14	Dorval, Lachine (Mtl), Saint-Pierre (Mtl)
Zone 15	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue
Zone 16	Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)
Zone 17	Mercier (Mtl) - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)
Zones 1-18	Island of Montréal
Zone 19	Chomedey, Sainte-Dorothée (Laval)
Zone 20	Laval-des-Rapides (Laval)
Zone 21	Pont-Viau (Laval)
Zone 22	Saint-François, Saint-Vincent, Duvernay (Laval)
Zone 23	Vimont, Auteuil (Laval)
Zone 24	Laval-Ouest, Fabreville, Sainte-Rose (Laval)
Zones 19-24	Laval
Zone 25	Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel
Zone 26	Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse
Zone 27	Lachenaie, La Plaine, Mascouche, Terrebonne
Zone 28	Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavakrie
Zone 29	Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban
Zones 25-29	North Shore
Zones 19-29	Laval and North Shore
Zone 30	Longueuil
Zone 31	Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert
Zone 32	Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe
Zone 33	Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes
Zone 34	Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias
Zones 30-34	South Shore
Zone 35	Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Zones 19-35	Suburbs
Zones 1-35	Montréal CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	Downtown includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	Pericentre includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	West Part of Island of Montréal includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl), Saint-Pierre (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	East Part of Island of Montréal includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	Montréal Island
Sub Area 5	Laval & North Shore includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval); Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 6	South Shore and Vaudreuil-Soulanges includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias; and Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Areas 1-6	Montréal CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island Zone 1	2.9 a	4.4 b	3.7 b	3.8 a	2.8 a	5.3 b	3.2 d	**	3.2 a	4.5 a
Zone 2	**	**	2.3 c	**	2.5 c	**	**	0.1 b	2.5 c	2.8 b
Zone 3	**	2.8 c	6.3 c	3.6 b	2.5 c	1.7 c	1.4 d	0.1 b	3.5 c	2.1 b
Zone 4	2.1 a	4.1 b	3.5 b	4.4 b	3.7 c	3.5 b	3.1 d	3.7 d	3.3 b	4.0 b
Zone 5	4.9 c	4.7 c	3.1 b	3.9 b	3.1 c	2.3 b	**	1.3 d	3.1 b	3.1 b
Zone 6	3.5 d	3.3 c	1.1 a	1.6 c	0.6 b	**	0.1 b	**	1.5 a	2.5 c
Zone 7	**	1.8 c	3.9 d	2.2 c	**	1.5 a	**	**	2.9 c	1.9 b
Zone 8	**	**	5.3 d	2.7 c	**	**	**	**	4.0 d	2.5 c
Zone 9	**	4.0 d	**	2.5 c	**	0.6 b	**	**	2.3 c	1.7 c
Zone 10	**	**	3.0 c	4.2 c	2.3 c	2.0 c	**	1.2 d	2.9 b	3.0 c
Zone 11	4.8 d	4.3 c	4.9 c	5.4 c	3.6 d	4.3 d	**	**	4.0 c	4.4 c
Zone 12	6.0 c	5.6 c	5.0 c	4.8 c	2.5 c	2.6 c	**	0.2 b	3.9 b	3.8 b
Zone 13	2.3 a	5.8 a	5.1 b	5.9 a	3.4 b	4.3 a	2.3 b	2.2 b	3.9 b	4.8 a
Zone 14	4.9 c	8.1 b	5.6 b	7.0 c	5.0 c	5.4 b	2.3 c	2.6 c	4.8 b	5.9 b
Zone 15	3.8 b	14.3 a	2.9 a	4.0 a	3.3 b	2.6 a	1.4 a	2.0 a	3.0 a	4.2 a
Zone 16	5.3 b	11.8 d	3.9 b	2.4 a	5.3 b	3.5 b	3.3 d	3.2 d	4.7 b	3.9 b
Zone 17	**	0.7 b	**	1.0 a	1.0 d	0.7 b	**	0.2 b	1.7 c	0.7 a
Zone 18	**	5.9 d	2.6 c	4.7 d	1.8 c	4.0 d	0.3 b	**	2.2 c	4.7 c
Montréal Island (Zones 1-18)	4.5 b	5.0 b	3.4 a	3.5 a	2.5 a	2.5 a	2.1 b	2.3 c	3.0 a	3.1 a
Laval Zone 19	6.9 c	**	**	5.6 c	2.1 c	3.7 c	1.2 d	2.0 c	3.8 d	4.2 c
Zone 20	0.8 d	1.0 a	1.7 c	0.7 a	0.7 a	0.6 b	**	**	1.0 a	0.8 a
Zone 21	6.1 b	7.7 a	2.0 b	2.5 b	1.2 a	2.1 c	0.5 b	2.9 c	1.9 b	3.1 b
Zone 22	0.0 d	1.7 c	1.4 a	7.4 b	0.9 a	3.2 b	0.0 d	**	0.9 a	4.8 b
Zone 23	1.1 a	6.0 c	2.1 c	0.4 a	0.3 b	2.1 c	0.6 b	**	0.8 a	1.8 b
Zone 24	7.9 b	4.5 b	1.0 a	2.7 b	1.4 a	0.8 a	0.0 c	0.4 b	1.4 a	1.4 a
Laval (Zones 19-24)	4.6 b	5.2 b	3.6 d	3.6 b	1.2 a	2.1 a	0.8 a	2.8 b	2.0 b	2.7 a
North-Shore Zone 25	**	0.5 a	0.3 b	1.1 a	0.8 d	0.8 d	**	0.1 b	1.9 c	0.7 a
Zone 26	**	3.9 d	**	0.4 b	0.6 a	0.9 a	**	**	0.7 a	0.8 a
Zone 27	0.0 d	0.0 d	0.0 c	1.4 d	0.0 c	**	0.0 c	**	0.0 c	1.2 d
Zone 28	1.5 a	2.8 c	1.2 a	3.3 c	1.0 a	1.2 a	1.0 d	0.5 b	1.0 a	1.7 b
Zone 29	**	**	1.5 a	1.3 a	1.5 b	2.1 c	**	**	2.0 b	1.9 c
North-Shore (Zones 25-29)	4.4 d	2.5 c	1.2 a	1.5 b	0.8 a	1.2 a	1.9 c	0.9 d	1.2 a	1.3 a
Laval/North-Shore (Zones 19-29)	4.5 c	3.9 b	2.5 b	2.6 a	1.0 a	1.6 a	1.4 a	1.6 c	1.6 b	1.9 a
South-Shore Zone 30	1.7 c	5.3 d	2.5 c	3.6 c	2.8 c	3.6 c	2.9 c	4.0 d	2.7 b	3.7 b
Zone 31	2.2 c	2.3 c	2.7 b	2.9 b	2.1 b	1.9 b	1.3 d	1.4 a	2.1 b	2.1 a
Zone 32	0.0 c	2.8 c	1.7 c	1.6 c	1.2 a	1.3 a	**	0.5 b	1.4 a	1.2 a
Zone 33	0.0 c	0.0 c	0.5 b	3.4 d	0.7 b	1.6 c	0.4 b	0.0 c	0.6 a	1.6 c
Zone 34	**	**	0.0 c	2.0 b	0.1 b	1.2 a	**	0.7 b	0.4 b	1.6 c
South-Shore (Zones 30-34)	1.9 b	3.3 c	2.2 b	3.1 b	2.0 b	2.4 a	1.8 c	2.3 c	2.0 a	2.6 a
Zone 35	0.0 d	4.9 d	0.0 c	0.0 c	0.5 b	0.9 d	0.0 c	0.0 c	0.4 b	0.9 a
Suburbs (Zones 19-35)	3.3 c	3.7 b	2.3 b	2.8 a	1.4 a	1.9 a	1.6 b	1.9 b	1.8 a	2.2 a
Montréal CMA	4.4 b	4.8 b	3.3 a	3.4 a	2.2 a	2.3 a	2.0 b	2.2 c	2.7 a	2.9 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island Zone 1	614 a	640 a	857 a	866 a	1,112 a	1,184 a	1,538 c	1,485 c	888 a	919 a
Zone 2	384 b	439 c	481 a	490 a	556 a	552 a	614 b	672 b	533 a	538 a
Zone 3	462 a	446 a	541 a	571 a	623 a	639 a	827 b	751 b	612 a	625 a
Zone 4	494 a	516 a	671 a	675 a	872 a	866 a	1,115 c	1,174 b	768 a	776 a
Zone 5	484 a	491 a	625 a	640 a	792 a	804 a	907 b	965 b	699 a	718 a
Zone 6	511 a	547 a	606 a	647 a	727 b	763 b	947 c	1,084 d	647 a	720 a
Zone 7	394 a	400 a	457 a	466 a	495 a	540 a	617 b	721 b	486 a	511 a
Zone 8	443 a	434 a	470 b	519 a	559 a	659 a	698 b	778 b	549 a	626 a
Zone 9	452 b	442 a	499 a	507 a	594 a	599 a	849 c	766 b	539 a	562 a
Zone 10	442 b	436 b	555 a	559 a	602 a	632 a	679 a	744 b	598 a	629 a
Zone 11	479 c	457 a	545 b	498 a	539 a	543 a	631 a	629 a	545 a	542 a
Zone 12	413 a	408 a	496 a	483 a	610 a	596 a	768 c	810 b	551 a	532 a
Zone 13	524 a	521 a	648 a	642 a	750 a	761 a	772 a	789 a	701 a	704 a
Zone 14	468 a	464 a	535 a	554 a	597 a	594 a	664 b	692 b	576 a	581 a
Zone 15	520 a	535 a	746 a	733 a	880 a	873 a	1,038 a	976 a	832 a	821 a
Zone 16	494 a	477 a	609 a	592 a	717 a	702 a	791 b	795 b	679 a	665 a
Zone 17	424 b	411 a	475 a	482 a	546 a	530 a	718 b	639 b	541 a	525 a
Zone 18	486 b	471 b	494 a	496 a	554 a	577 a	652 b	656 b	556 a	576 a
Montréal Island (Zones 1-18)	485 a	494 a	579 a	589 a	645 a	661 a	804 a	851 a	619 a	639 a
Laval Zone 19	486 b	476 b	627 a	600 a	681 a	681 a	895 c	870 b	685 a	679 a
Zone 20	447 a	428 b	527 a	519 a	594 a	582 a	649 b	688 b	577 a	570 a
Zone 21	437 c	473 a	516 a	517 a	548 a	549 a	580 a	587 a	549 a	555 a
Zone 22	375 b	429 c	535 a	554 a	548 a	582 a	604 b	664 b	549 a	580 a
Zone 23	398 a	416 c	486 a	496 a	594 a	615 a	703 b	740 a	578 a	604 a
Zone 24	402 b	433 c	469 a	498 a	574 a	596 a	696 a	691 a	571 a	594 a
Laval (Zones 19-24)	451 a	449 a	565 a	553 a	616 a	614 a	738 b	722 a	613 a	611 a
North-Shore Zone 25	398 b	398 a	494 a	468 a	593 a	598 a	691 a	708 a	593 a	597 a
Zone 26	358 b	480 d	507 b	524 b	592 a	596 a	664 b	715 a	591 a	612 a
Zone 27	441 a	474 b	496 a	530 b	649 a	629 a	694 a	701 a	614 a	614 a
Zone 28	410 b	440 a	495 a	496 a	576 a	582 a	660 a	657 a	565 a	570 a
Zone 29	384 b	387 c	453 a	454 a	537 a	531 a	642 b	664 b	519 a	532 a
North-Shore (Zones 25-29)	393 b	421 b	484 a	486 a	588 a	586 a	667 a	690 a	573 a	583 a
Laval/North-Shore (Zones 19-29)	416 a	432 a	528 a	521 a	602 a	600 a	696 a	702 a	593 a	596 a
South-Shore Zone 30	476 b	445 b	593 a	568 a	647 a	627 a	756 a	696 a	644 a	619 a
Zone 31	424 b	453 b	555 a	548 a	611 a	649 a	712 b	709 a	608 a	628 a
Zone 32	407 a	403 b	506 a	507 a	598 a	599 a	652 a	662 a	586 a	597 a
Zone 33	419 d	414 a	550 a	521 a	626 a	617 a	679 b	732 b	622 a	614 a
Zone 34	382 c	438 b	474 b	535 b	578 a	601 a	630 a	669 a	568 a	598 a
South-Shore (Zones 30-34)	446 b	443 a	569 a	552 a	625 a	627 a	717 a	698 a	622 a	617 a
Zone 35	360 a	360 b	465 a	469 a	600 a	607 a	720 a	675 a	591 a	599 a
Suburbs (Zones 19-35)	428 a	436 a	548 a	535 a	612 a	611 a	707 a	700 a	606 a	605 a
Montréal CMA	481 a	490 a	574 a	581 a	636 a	647 a	775 a	806 a	616 a	632 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montréal Island Zone 1	239 b	5,480	325 a	8,503	240 b	4,516	**	1,308	897 a	19,806
Zone 2	**	2,616	**	7,044	**	11,718	3 b	3,864	716 b	25,243
Zone 3	18 c	657	108 b	2,978	93 c	5,567	1 b	1,182	220 b	10,385
Zone 4	140 b	3,406	544 b	12,472	387 b	10,918	111 d	2,977	1,181 b	29,774
Zone 5	167 c	3,572	566 b	14,569	279 b	12,292	43 d	3,206	1,055 b	33,639
Zone 6	286 c	8,699	184 c	11,463	**	10,814	**	5,217	921 c	36,193
Zone 7	78 c	4,357	215 c	9,588	235 a	16,126	**	2,348	617 b	32,419
Zone 8	**	2,499	166 c	6,185	**	11,260	**	4,955	633 c	24,900
Zone 9	199 d	4,960	269 c	10,815	107 b	17,682	**	2,730	624 c	36,187
Zone 10	**	927	172 c	4,130	198 c	10,004	30 d	2,517	529 c	17,578
Zone 11	57 c	1,312	240 c	4,459	472 d	10,970	**	2,158	837 c	18,899
Zone 12	173 c	3,108	421 c	8,797	212 c	8,278	2 b	870	809 b	21,052
Zone 13	56 a	967	338 a	5,737	265 a	6,135	35 b	1,608	695 a	14,447
Zone 14	60 b	748	247 c	3,512	265 b	4,950	24 c	923	596 b	10,133
Zone 15	57 a	396	53 a	1,342	43 a	1,659	8 a	413	161 a	3,811
Zone 16	102 d	857	64 a	2,628	172 b	4,915	29 d	888	366 b	9,287
Zone 17	5 b	719	37 a	3,562	47 b	6,764	3 b	1,581	91 a	12,625
Zone 18	43 d	731	118 d	2,477	279 d	6,923	**	1,378	540 c	11,509
Montréal Island (Zones 1-18)	2,278 b	46,011	4,267 a	120,261	4,029 a	161,491	915 c	40,125	11,490 a	367,887
Laval Zone 19	**	405	151 c	2,673	171 c	4,648	19 c	942	367 c	8,668
Zone 20	3 a	300	13 a	1,768	31 b	5,186	**	449	65 a	7,704
Zone 21	29 a	378	18 b	728	24 c	1,127	17 c	598	88 b	2,831
Zone 22	1 c	59	56 b	753	48 b	1,524	**	193	120 b	2,530
Zone 23	6 c	95	3 a	693	33 c	1,562	**	273	47 b	2,623
Zone 24	6 b	123	16 b	601	11 a	1,407	1 b	271	34 a	2,402
Laval (Zones 19-24)	70 b	1,361	257 b	7,216	318 a	15,455	76 b	2,727	721 a	26,758
North-Shore Zone 25	1 a	195	8 a	701	25 d	3,130	1 b	1,057	35 a	5,082
Zone 26	13 d	334	4 b	1,090	47 a	5,227	**	1,630	64 a	8,281
Zone 27	0 d	49	14 d	1,018	**	2,840	**	336	50 d	4,243
Zone 28	8 c	296	42 c	1,257	44 a	3,567	4 b	683	98 b	5,804
Zone 29	**	310	32 a	2,491	79 c	3,820	**	1,441	156 c	8,063
North-Shore (Zones 25-29)	30 c	1,184	99 b	6,556	227 a	18,584	47 d	5,147	403 a	31,471
Laval/North-Shore (Zones 19-29)	100 b	2,545	357 a	13,772	545 a	34,039	123 c	7,874	1,125 a	58,230
South-Shore Zone 30	38 d	710	200 c	5,600	379 c	10,652	145 d	3,612	762 b	20,574
Zone 31	27 c	1,183	114 b	4,002	142 b	7,306	33 a	2,286	316 a	14,777
Zone 32	3 c	106	16 c	995	48 a	3,801	4 b	923	71 a	5,826
Zone 33	0 c	239	26 d	754	46 c	2,778	0 c	779	71 c	4,548
Zone 34	**	59	11 b	561	15 a	1,302	3 b	452	38 c	2,373
South-Shore (Zones 30-34)	75 c	2,296	368 b	11,912	630 a	25,839	185 c	8,052	1,258 a	48,099
Zone 35	7 d	139	0 c	215	9 d	1,019	0 c	365	16 a	1,738
Suburbs (Zones 19-35)	182 b	4,980	724 a	25,899	1,184 a	60,897	308 b	16,291	2,398 a	108,067
Montréal CMA	2,460 b	50,991	4,991 a	146,160	5,213 a	222,387	1,224 c	56,415	13,888 a	475,954

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%)
by Zone and Bedroom Type
Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island Zone 1	3.5 b	4.9 b	4.7 a	4.3 a	3.6 b	5.9 b	3.4 d	**	4.0 a	5.0 a
Zone 2	**	**	3.0 d	**	2.7 c	**	**	0.1 b	2.8 c	3.0 b
Zone 3	**	**	6.4 c	4.3 c	2.5 c	1.8 c	1.4 d	0.3 b	3.5 c	2.6 b
Zone 4	3.2 b	4.4 b	4.2 b	5.3 b	4.3 c	4.0 b	3.7 d	4.4 d	4.0 b	4.6 a
Zone 5	6.9 c	5.0 c	4.7 b	4.1 b	4.0 c	2.6 b	2.1 c	1.4 a	4.4 b	3.4 b
Zone 6	4.0 c	3.8 c	1.4 a	2.0 c	1.3 d	**	0.1 b	**	1.9 b	3.0 c
Zone 7	**	3.4 d	4.0 d	4.1 d	**	2.9 c	**	**	3.1 d	3.5 c
Zone 8	**	**	5.9 d	2.8 c	**	**	**	**	4.4 d	2.6 c
Zone 9	3.9 d	4.4 d	3.2 d	3.7 d	**	1.2 d	**	**	2.7 c	2.6 b
Zone 10	**	**	3.5 c	4.5 c	3.3 c	2.3 b	**	1.2 d	3.7 b	3.3 c
Zone 11	5.0 d	5.3 c	5.4 c	6.8 b	4.2 d	4.7 d	**	**	4.9 c	5.1 b
Zone 12	6.4 c	7.6 c	5.3 c	6.1 b	3.4 d	2.9 c	**	0.4 b	4.5 b	4.8 b
Zone 13	2.6 a	7.0 a	5.6 a	8.8 a	3.7 b	7.1 a	2.8 b	3.0 b	4.2 b	7.3 a
Zone 14	5.4 c	8.5 b	6.2 b	9.0 c	5.8 b	6.3 b	2.7 c	2.6 c	5.5 b	7.1 b
Zone 15	5.3 b	15.6 a	3.7 a	5.1 a	4.2 b	4.1 a	2.2 b	4.2 a	3.9 a	5.6 a
Zone 16	5.3 b	13.0 d	4.1 b	3.4 b	5.9 b	4.2 b	4.3 d	3.8 d	5.2 a	4.7 b
Zone 17	**	0.8 d	2.3 c	**	**	0.7 b	**	0.2 b	2.1 c	1.1 d
Zone 18	**	**	2.7 c	4.9 d	1.9 c	4.6 d	0.6 b	**	2.3 c	5.1 c
Montréal Island (Zones 1-18)	5.1 b	5.7 b	4.1 a	4.5 a	3.0 a	3.1 b	2.6 b	2.8 c	3.6 a	3.8 a
Laval Zone 19	6.9 c	8.9 c	**	5.8 c	3.5 c	3.7 c	1.3 a	2.0 c	4.7 d	4.4 c
Zone 20	0.8 d	1.3 a	1.7 c	0.7 a	0.7 a	0.7 a	**	**	1.0 a	0.9 a
Zone 21	6.4 b	7.7 a	2.4 b	3.0 b	1.2 a	2.6 c	0.5 b	2.9 c	2.1 b	3.4 b
Zone 22	0.0 d	1.7 c	1.8 b	7.4 b	0.9 a	4.6 c	0.0 d	**	1.0 a	5.6 b
Zone 23	1.1 a	6.0 c	2.1 c	0.7 a	0.3 b	2.4 b	0.6 b	2.5 c	0.8 a	2.1 b
Zone 24	10.1 c	4.5 b	1.3 a	2.7 b	2.2 b	0.9 a	0.0 c	0.4 b	2.0 b	1.5 a
Laval (Zones 19-24)	4.8 b	6.0 b	3.9 c	3.7 b	1.7 b	2.3 a	0.8 a	2.8 b	2.4 b	2.9 a
North-Shore Zone 25	**	0.5 a	0.4 b	1.4 a	0.8 d	1.1 a	**	0.5 b	1.9 c	1.0 a
Zone 26	**	3.9 d	**	**	0.6 a	1.7 c	**	0.6 b	0.8 a	1.6 c
Zone 27	0.0 d	0.0 d	1.2 d	1.4 d	0.4 b	1.3 d	**	**	0.6 b	1.3 a
Zone 28	1.5 a	4.6 c	1.5 a	3.3 c	1.4 a	2.2 b	1.1 d	**	1.4 a	2.5 a
Zone 29	**	**	1.9 c	**	1.5 b	3.2 d	**	**	2.2 b	3.4 d
North-Shore (Zones 25-29)	4.7 d	3.0 c	1.7 b	3.0 c	0.9 a	1.9 b	2.0 c	1.4 a	1.4 a	2.1 b
Laval/North-Shore (Zones 19-29)	4.8 c	4.6 b	2.9 b	3.4 b	1.3 a	2.1 a	1.5 c	1.9 c	1.9 a	2.5 a
South-Shore Zone 30	1.9 c	**	3.5 d	5.7 b	3.2 d	4.8 c	3.0 d	4.4 d	3.2 c	5.1 b
Zone 31	2.3 c	2.3 c	3.1 b	3.1 c	3.0 b	2.4 c	2.4 c	1.4 a	2.9 a	2.5 b
Zone 32	0.0 c	2.8 c	1.7 c	3.0 b	1.4 a	2.1 b	**	0.5 b	1.5 b	2.0 b
Zone 33	0.0 c	0.0 c	0.6 b	4.3 d	0.8 a	1.6 c	0.4 b	0.0 c	0.7 a	1.7 c
Zone 34	**	**	0.5 b	2.0 b	0.4 b	1.3 a	**	0.7 b	0.7 a	1.6 c
South-Shore (Zones 30-34)	2.0 b	4.1 d	2.9 a	4.3 b	2.5 b	3.2 b	2.3 c	2.5 c	2.5 a	3.4 b
Zone 35	0.0 d	**	0.0 c	0.0 c	1.0 a	2.9 c	0.0 c	0.0 c	0.7 a	2.2 c
Suburbs (Zones 19-35)	3.5 c	4.4 b	2.9 a	3.8 b	1.8 a	2.6 a	1.9 b	2.1 b	2.2 a	2.9 a
Montréal CMA	4.9 b	5.6 b	3.9 a	4.3 a	2.7 a	2.9 a	2.4 b	2.6 b	3.3 a	3.6 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Montréal CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Montréal Island Zone 1	4.1 d	++	2.6 c	++	**	++	++	++	3.3 d	++
Zone 2	4.7 d	++	5.2 c	++	5.3 d	3.1 d	++	++	4.4 d	++
Zone 3	**	++	++	++	++	2.8 c	**	++	**	**
Zone 4	5.0 d	++	2.9 c	**	**	2.8 c	4.1 d	++	2.4 c	**
Zone 5	3.5 d	++	3.3 d	4.6 c	3.6 d	2.9 c	**	++	2.8 b	4.4 c
Zone 6	4.0 d	2.4 c	++	++	++	++	++	++	3.0 c	**
Zone 7	**	++	**	++	++	++	++	++	**	**
Zone 8	++	++	++	++	++	++	++	++	++	++
Zone 9	**	3.9 d	**	5.0 d	++	6.9 c	3.0 c	++	3.3 c	5.6 c
Zone 10	5.6 d	++	3.9 d	3.7 d	2.5 c	3.2 d	++	++	3.2 d	3.1 d
Zone 11	++	++	**	++	++	2.7 c	++	++	**	++
Zone 12	++	++	2.1 c	++	**	++	++	++	**	++
Zone 13	++	++	1.7 c	++	2.0 c	++	**	++	1.7 c	++
Zone 14	6.5 c	++	4.2 d	++	3.2 d	++	**	++	3.5 d	++
Zone 15	++	5.0 d	++	++	2.9 c	++	5.9 d	-2.4 c	2.9 c	++
Zone 16	3.5 d	**	++	2.5 c	++	2.2 c	++	++	++	2.4 c
Zone 17	3.7 d	++	3.4 d	**	4.5 d	++	**	++	4.3 d	++
Zone 18	**	**	**	2.7 c	3.0 c	**	**	2.4 c	2.3 c	2.5 c
Montréal Island (Zones 1-18)	4.1 c	1.8 c	2.9 a	2.4 b	2.7 b	2.2 b	2.5 c	++	2.7 a	2.2 b
Laval Zone 19	6.2 c	3.6 d	4.0 d	3.2 b	**	**	**	2.9 c	4.0 c	2.1 c
Zone 20	**	**	++	++	++	**	++	++	++	**
Zone 21	**	**	**	**	++	++	15.5 d	++	**	++
Zone 22	**	**	++	**	2.2 c	3.1 d	**	**	2.2 c	3.1 d
Zone 23	**	**	++	**	++	4.4 d	++	++	++	3.6 d
Zone 24	**	**	++	++	**	3.6 d	++	5.1 d	**	4.2 d
Laval (Zones 19-24)	**	5.3 c	++	3.8 d	**	3.2 d	5.2 d	++	2.0 c	2.7 b
North-Shore Zone 25	**	**	**	3.2 d	**	++	5.4 d	++	**	++
Zone 26	**	**	3.7 d	++	4.0 d	++	5.0 d	++	4.1 d	++
Zone 27	**	**	**	++	++	5.1 d	**	++	**	4.8 d
Zone 28	**	**	++	**	++	**	++	**	++	5.6 d
Zone 29	++	**	5.4 d	**	++	6.1 c	++	**	++	4.3 d
North-Shore (Zones 25-29)	**	**	4.5 c	3.8 d	3.3 d	3.2 d	3.5 d	3.3 d	3.6 d	3.2 d
Laval/North-Shore (Zones 19-29)	3.3 d	4.2 d	3.0 c	3.8 d	2.4 c	3.2 c	4.3 c	2.3 c	2.8 b	3.0 b
South-Shore Zone 30	**	3.3 d	5.1 d	1.5 c	3.9 d	1.7 c	**	++	3.9 d	1.8 c
Zone 31	++	++	4.1 c	**	3.3 c	**	++	++	3.8 c	1.9 c
Zone 32	**	**	**	++	**	**	++	4.1 d	**	2.4 c
Zone 33	**	**	++	4.5 d	++	4.4 d	**	**	++	4.7 d
Zone 34	**	**	++	**	**	**	5.1 d	3.1 c	**	2.0 c
South-Shore (Zones 30-34)	4.7 d	2.9 c	4.2 c	2.0 c	3.9 c	2.0 b	3.9 d	2.1 c	4.0 b	2.2 b
Zone 35	**	**	++	++	++	++	++	++	++	++
Suburbs (Zones 19-35)	3.9 d	3.6 c	3.6 c	2.9 b	3.2 c	2.6 b	4.1 c	2.2 c	3.4 b	2.6 a
Montréal CMA	4.1 b	2.0 c	3.0 a	2.5 b	2.8 a	2.3 a	3.1 c	1.5 d	2.9 a	2.3 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island (Zones 1-18)										
Unknown	**	**	1.7 c	**	1.0 a	1.2 d	**	0.5 b	1.6 c	1.6 c
Pre 1940	5.1 d	2.4 c	2.5 c	2.9 c	2.1 c	1.7 c	1.8 c	**	2.4 b	2.4 b
1940 - 1959	2.8 b	5.3 c	2.4 b	2.3 a	2.7 b	2.1 b	3.0 d	0.8 a	2.6 b	2.5 a
1960 - 1974	4.7 a	4.6 a	4.4 a	4.3 a	3.0 a	3.2 b	2.4 c	2.1 c	3.8 a	3.8 a
1975 - 1989	3.2 b	3.8 b	4.2 b	3.6 b	2.5 b	3.3 d	1.9 c	4.6 d	3.1 b	3.6 b
1990 - 1999	**	5.9 d	2.2 c	2.7 b	0.6 a	1.7 c	**	**	2.0 c	2.3 b
2000+	7.2 a	14.8 a	5.7 b	8.5 a	6.0 c	5.0 c	**	**	5.9 b	8.1 b
Total	4.5 b	5.0 b	3.4 a	3.5 a	2.5 a	2.5 a	2.1 b	2.3 c	3.0 a	3.1 a
Laval/North-Shore (Zones 19-29)										
Unknown	**	**	**	0.2 b	0.7 b	0.2 b	**	**	**	0.1 b
Pre 1940	**	**	**	**	**	**	0.0 d	**	1.9 c	**
1940 - 1959	**	**	**	**	0.4 b	0.6 b	0.0 d	0.0 d	1.4 d	0.9 d
1960 - 1974	4.0 d	3.6 c	2.0 c	3.5 c	0.9 a	2.3 b	0.9 a	3.3 d	1.4 a	2.9 a
1975 - 1989	5.3 b	5.3 c	2.3 b	2.3 b	0.7 a	1.2 a	0.4 b	0.9 a	1.2 a	1.6 a
1990 - 1999	**	**	0.2 a	0.6 a	0.5 a	1.6 c	1.0 d	**	0.7 a	1.2 a
2000+	2.7 b	3.2 a	5.8 d	3.4 d	2.2 c	2.5 c	**	**	3.7 d	2.8 c
Total	4.5 c	3.9 b	2.5 b	2.6 a	1.0 a	1.6 a	1.4 a	1.6 c	1.6 b	1.9 a
South-Shore (Zones 30-34)										
Unknown	**	**	**	**	**	**	**	**	**	5.0 d
Pre 1940	**	**	**	**	0.0 d	**	**	**	**	**
1940 - 1959	**	**	**	**	**	**	**	**	**	**
1960 - 1974	2.3 c	3.0 c	3.4 c	3.5 c	2.9 c	2.7 c	3.1 d	3.7 d	3.1 c	3.1 c
1975 - 1989	2.0 b	3.6 b	1.7 b	3.3 b	1.6 b	2.2 b	0.9 d	1.9 c	1.5 b	2.5 a
1990 - 1999	0.0 d	**	0.7 b	1.1 a	**	0.2 b	**	0.6 b	**	0.5 a
2000+	3.0 c	3.3 d	3.6 b	1.1 a	1.2 a	2.3 c	**	0.0 d	1.9 c	1.8 c
Total	1.9 b	3.3 c	2.2 b	3.1 b	2.0 b	2.4 a	1.8 c	2.3 c	2.0 a	2.6 a
Montréal CMA										
Unknown	**	**	1.6 c	**	1.1 a	1.4 a	**	0.4 b	1.6 c	1.7 c
Pre 1940	5.0 d	2.4 c	2.4 c	3.0 c	2.0 c	1.7 c	1.8 c	**	2.4 b	2.4 b
1940 - 1959	2.8 b	5.2 c	2.3 b	2.3 a	2.6 b	2.1 b	2.8 c	0.9 a	2.5 b	2.5 a
1960 - 1974	4.6 a	4.6 a	4.2 a	4.2 a	2.8 a	3.1 a	2.3 b	2.6 b	3.5 a	3.6 a
1975 - 1989	3.4 a	4.0 a	3.3 b	3.2 a	1.7 a	2.3 b	1.2 a	2.7 c	2.2 a	2.7 a
1990 - 1999	**	5.5 d	1.3 a	1.7 b	0.8 a	1.3 a	1.4 d	0.6 b	1.4 a	1.5 a
2000+	6.1 a	11.7 a	5.5 b	5.9 a	3.7 c	3.4 c	5.3 d	**	4.5 b	5.2 b
Total	4.4 b	4.8 b	3.3 a	3.4 a	2.2 a	2.3 a	2.0 b	2.2 c	2.7 a	2.9 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island (Zones 1-18)										
Unknown	422 b	438 b	495 a	512 a	569 a	604 a	836 c	811 b	570 a	606 a
Pre 1940	460 b	467 b	513 a	545 a	603 a	638 a	790 b	916 b	595 a	658 a
1940 - 1959	444 a	458 a	537 a	523 a	608 a	618 a	753 c	772 b	577 a	578 a
1960 - 1974	493 a	495 a	619 a	626 a	683 a	681 a	841 a	806 a	637 a	638 a
1975 - 1989	578 b	560 a	652 a	644 a	680 a	685 a	794 b	850 b	674 a	676 a
1990 - 1999	491 c	485 c	578 b	637 c	620 b	725 a	808 c	806 c	621 b	702 a
2000+	599 d	**	648 d	971 c	825 b	1,114 c	**	1,027 d	787 c	1,057 c
Total	485 a	494 a	579 a	589 a	645 a	661 a	804 a	851 a	619 a	639 a
Laval/North-Shore (Zones 19-29)										
Unknown	314 b	**	422 a	417 b	474 a	524 a	533 b	636 b	442 a	518 a
Pre 1940	369 b	395 a	449 b	469 a	533 b	541 a	**	580 b	497 b	524 a
1940 - 1959	456 d	396 b	440 b	448 b	502 a	521 a	662 d	605 b	493 a	496 a
1960 - 1974	430 a	441 a	568 a	560 a	587 a	596 a	715 c	728 b	594 a	599 a
1975 - 1989	433 b	421 b	521 a	506 a	584 a	583 a	669 a	662 a	576 a	576 a
1990 - 1999	**	**	485 b	505 b	596 a	612 a	698 a	721 a	608 a	635 a
2000+	n/s	**	578 c	617 a	780 a	765 a	789 a	841 b	763 a	763 a
Total	416 a	432 a	528 a	521 a	602 a	600 a	696 a	702 a	593 a	596 a
South-Shore (Zones 30-34)										
Unknown	**	388 b	471 c	458 b	513 c	541 b	612 c	714 d	529 b	549 b
Pre 1940	**	**	446 c	462 b	548 b	566 c	638 d	**	547 b	521 b
1940 - 1959	400 b	432 b	461 b	453 b	550 b	549 b	751 c	648 b	544 b	527 b
1960 - 1974	436 b	437 a	591 a	573 a	640 b	613 a	735 b	685 a	636 b	611 a
1975 - 1989	486 c	450 a	567 b	547 a	606 a	604 a	717 a	694 a	609 a	602 a
1990 - 1999	381 b	421 b	543 a	541 a	625 a	644 a	683 a	699 a	623 a	648 a
2000+	n/s	**	794 b	782 a	788 b	867 a	693 c	857 a	774 b	853 a
Total	446 b	443 a	569 a	552 a	625 a	627 a	717 a	698 a	622 a	617 a
Montréal CMA										
Unknown	413 b	437 b	492 a	505 a	565 a	598 a	818 c	794 b	564 a	599 a
Pre 1940	457 b	466 b	512 a	543 a	602 a	635 a	787 a	908 b	593 a	654 a
1940 - 1959	444 a	456 a	533 a	519 a	602 a	613 a	752 c	760 b	573 a	575 a
1960 - 1974	490 a	492 a	614 a	618 a	667 a	664 a	797 a	771 a	633 a	632 a
1975 - 1989	551 a	535 a	607 a	596 a	630 a	628 a	741 a	746 a	631 a	629 a
1990 - 1999	458 c	478 c	539 a	568 b	612 a	661 a	711 a	729 a	617 a	661 a
2000+	**	**	643 c	864 c	797 a	914 b	833 b	903 b	774 a	906 b
Total	481 a	490 a	574 a	581 a	636 a	647 a	775 a	806 a	616 a	632 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island (Zones 1-18)										
3 to 5 Units	0.0 b	0.5 b	2.4 c	1.7 c	2.1 c	1.6 c	2.2 c	**	2.1 c	1.7 c
6 to 19 Units	5.9 d	5.9 d	3.0 b	3.1 c	2.1 b	2.3 b	1.8 c	1.9 c	2.6 a	2.7 a
20 to 49 Units	5.5 a	5.7 a	4.4 a	4.5 a	3.5 a	3.7 a	2.5 a	2.8 a	4.3 a	4.4 a
50 to 99 Units	4.0 a	4.3 a	5.1 a	4.8 a	3.5 a	4.3 a	2.6 a	5.1 a	4.2 a	4.6 a
100+ Units	3.6 a	4.8 a	3.4 a	4.1 a	4.1 a	3.9 a	3.9 a	2.7 a	3.6 a	4.2 a
Total	4.5 b	5.0 b	3.4 a	3.5 a	2.5 a	2.5 a	2.1 b	2.3 c	3.0 a	3.1 a
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	**	**	0.5 b	0.8 d	0.7 b	1.2 a	2.0 c	1.3 d	1.2 a	1.1 a
6 to 19 Units	**	**	1.3 a	1.6 c	0.5 a	1.1 a	0.5 b	1.5 c	0.8 a	1.3 a
20 to 49 Units	5.2 a	4.6 a	2.8 a	3.8 a	1.8 a	2.3 a	1.5 a	1.5 a	2.4 a	3.0 a
50 to 99 Units	0.7 a	1.2 a	2.2 b	2.0 a	4.1 a	3.3 a	2.2 a	5.9 a	2.9 a	2.8 a
100+ Units	4.6 a	5.3 a	5.0 b	4.0 a	3.6 b	4.8 b	**	3.1 a	4.4 b	4.4 a
Total	4.5 c	3.9 b	2.5 b	2.6 a	1.0 a	1.6 a	1.4 a	1.6 c	1.6 b	1.9 a
South-Shore (Zones 30-34)										
3 to 5 Units	**	**	**	4.5 d	**	2.8 c	**	**	1.7 c	2.9 c
6 to 19 Units	**	**	**	**	2.1 c	2.2 c	**	2.6 c	2.0 c	2.2 b
20 to 49 Units	2.8 a	5.2 a	2.6 a	4.2 a	1.6 a	2.0 a	4.0 b	2.8 a	2.3 a	3.1 a
50 to 99 Units	3.1 a	4.1 a	3.4 a	1.6 a	3.4 b	3.9 b	2.4 a	2.2 a	3.3 a	2.9 a
100+ Units	2.1 a	3.6 a	1.6 a	2.6 a	0.6 a	3.3 a	1.1 a	3.2 a	1.3 a	3.0 a
Total	1.9 b	3.3 c	2.2 b	3.1 b	2.0 b	2.4 a	1.8 c	2.3 c	2.0 a	2.6 a
Montréal CMA										
3 to 5 Units	0.4 b	**	2.2 c	1.9 c	1.9 c	1.6 c	2.1 c	**	2.0 b	1.7 c
6 to 19 Units	5.6 d	5.5 d	2.7 b	2.9 b	1.8 a	2.0 a	1.6 b	2.0 c	2.2 a	2.4 a
20 to 49 Units	5.4 a	5.7 a	4.1 a	4.4 a	3.0 a	3.2 a	2.7 a	2.6 a	3.8 a	4.1 a
50 to 99 Units	3.9 a	4.3 a	4.8 a	4.3 a	3.5 a	4.2 a	2.5 a	4.7 a	4.1 a	4.3 a
100+ Units	3.5 a	4.8 a	3.4 a	4.0 a	3.7 a	4.0 a	3.5 b	2.8 a	3.5 a	4.1 a
Total	4.4 b	4.8 b	3.3 a	3.4 a	2.2 a	2.3 a	2.0 b	2.2 c	2.7 a	2.9 a

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/a: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island (Zones 1-18)										
3 to 5 Units	441 b	458 c	477 a	490 a	579 a	603 a	761 b	817 b	573 a	609 a
6 to 19 Units	421 b	437 b	504 a	518 a	572 a	594 a	709 a	786 b	560 a	588 a
20 to 49 Units	438 a	446 a	558 a	566 a	694 a	709 a	929 a	924 a	589 a	600 a
50 to 99 Units	492 a	490 a	647 a	658 a	820 a	841 a	1,094 a	1,135 a	690 a	699 a
100+ Units	619 a	647 a	798 a	830 a	1,012 a	1,108 a	1,439 a	1,523 a	853 a	897 a
Total	485 a	494 a	579 a	589 a	645 a	661 a	804 a	851 a	619 a	639 a
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	364 c	431 b	471 a	466 a	597 a	596 a	681 a	705 a	595 a	606 a
6 to 19 Units	379 b	396 b	482 a	495 a	579 a	583 a	617 a	639 a	563 a	573 a
20 to 49 Units	446 a	440 a	511 a	526 a	593 a	608 a	672 a	681 a	559 a	571 a
50 to 99 Units	412 b	459 a	549 a	572 a	600 a	615 a	699 a	716 a	581 a	605 a
100+ Units	529 c	581 b	697 a	739 b	773 a	859 a	1,090 b	1,145 a	773 b	858 b
Total	416 a	432 a	528 a	521 a	602 a	600 a	696 a	702 a	593 a	596 a
South-Shore (Zones 30-34)										
3 to 5 Units	430 d	391 a	475 a	457 a	587 a	604 a	699 a	719 a	592 a	597 a
6 to 19 Units	388 b	443 b	498 a	494 a	572 a	584 a	671 a	660 a	578 a	587 a
20 to 49 Units	419 a	432 a	540 a	550 a	629 a	643 a	677 a	693 a	591 a	602 a
50 to 99 Units	439 b	497 a	616 a	638 a	743 a	806 a	782 a	803 a	679 a	743 a
100+ Units	616 c	631 c	720 a	733 a	848 a	835 a	1,016 a	996 a	810 b	803 a
Total	446 b	443 a	569 a	552 a	625 a	627 a	717 a	698 a	622 a	617 a
Montréal CMA										
3 to 5 Units	434 b	452 c	477 a	485 a	582 a	602 a	739 a	787 b	577 a	608 a
6 to 19 Units	418 a	435 b	501 a	514 a	574 a	591 a	693 a	745 a	562 a	585 a
20 to 49 Units	438 a	445 a	552 a	561 a	670 a	683 a	837 a	838 a	587 a	597 a
50 to 99 Units	489 a	489 a	641 a	654 a	795 a	824 a	1,001 a	1,055 a	684 a	700 a
100+ Units	617 a	647 a	783 a	820 a	952 a	1,060 a	1,288 a	1,386 a	840 a	889 a
Total	481 a	490 a	574 a	581 a	636 a	647 a	775 a	806 a	616 a	632 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island Zone 1	**	**	5.0 d	4.5 d	2.8 a	4.6 a	4.1 a	4.7 a	2.7 a	4.5 a
Zone 2	**	**	2.3 c	3.9 c	4.9 a	4.2 a	7.8 a	5.6 a	**	**
Zone 3	**	0.7 b	4.0 d	0.7 b	3.8 a	4.8 a	5.9 a	3.9 a	5.8 a	1.0 a
Zone 4	**	**	2.4 c	5.1 d	3.3 a	4.0 a	2.9 a	3.7 a	4.4 a	3.3 a
Zone 5	**	**	2.1 c	2.6 c	4.3 a	3.6 a	5.9 a	5.2 a	1.6 a	2.2 a
Zone 6	**	**	2.0 c	0.7 b	3.1 a	4.3 b	2.8 a	3.6 b	1.2 a	2.9 a
Zone 7	**	**	**	2.0 c	7.0 a	3.8 a	8.2 a	6.6 a	8.8 a	0.3 a
Zone 8	**	**	4.1 d	**	5.8 a	4.1 a	7.7 a	4.3 a	**	**
Zone 9	**	1.4 d	**	**	2.7 a	3.1 a	3.5 a	2.7 c	6.1 a	6.1 a
Zone 10	**	0.6 b	2.6 c	2.0 c	3.0 a	4.0 a	4.5 a	8.3 c	8.1 a	9.0 a
Zone 11	**	**	3.6 d	4.1 d	5.0 a	8.9 a	6.4 a	5.8 a	3.3 a	2.7 a
Zone 12	**	**	3.7 d	3.9 d	6.4 a	6.6 a	1.4 a	3.2 a	1.5 a	0.5 a
Zone 13	1.9 a	2.6 a	3.4 c	4.1 c	2.5 a	3.3 a	3.9 a	5.1 a	5.2 a	6.0 a
Zone 14	2.6 c	**	5.2 d	4.6 d	5.4 a	6.1 a	4.6 a	5.6 a	**	**
Zone 15	1.8 c	1.3 a	2.1 c	4.7 b	3.5 b	2.3 a	4.2 a	2.5 a	3.0 a	5.6 a
Zone 16	**	**	6.2 c	3.2 d	5.3 a	4.2 b	4.2 a	2.4 a	3.8 a	6.2 a
Zone 17	**	0.5 b	1.3 a	0.5 b	3.1 a	1.7 a	**	**	**	**
Zone 18	**	**	1.5 c	5.0 d	2.0 a	3.5 a	1.9 a	5.8 a	7.0 a	4.9 a
Montréal Island (Zones 1-18)	2.1 c	1.7 c	2.6 a	2.7 a	4.3 a	4.4 a	4.2 a	4.6 a	3.6 a	4.2 a
Laval Zone 19	1.2 d	1.4 d	1.1 d	1.5 c	3.0 a	2.6 a	0.5 a	2.5 a	**	9.0 b
Zone 20	**	1.1 d	0.8 d	0.6 b	2.3 a	2.8 a	n/u	n/u	**	**
Zone 21	**	**	1.6 c	2.2 c	5.3 a	3.9 d	**	**	1.9 a	4.3 a
Zone 22	**	**	0.3 b	7.1 c	1.4 a	5.4 a	**	**	**	**
Zone 23	0.5 b	2.5 c	0.5 b	1.6 c	3.3 a	3.8 a	**	**	**	**
Zone 24	**	0.5 b	1.0 a	0.9 a	1.2 a	2.7 b	**	**	**	**
Laval (Zones 19-24)	0.9 a	1.4 a	0.8 a	1.6 b	2.5 a	3.2 a	2.4 a	3.3 a	5.3 c	5.7 a
North-Shore Zone 25	5.2 d	0.6 b	0.1 b	0.3 b	1.9 a	2.4 a	**	**	**	**
Zone 26	**	**	0.3 b	0.7 b	5.7 a	2.0 a	4.2 a	1.8 a	0.0 a	2.2 a
Zone 27	0.0 c	**	0.0 c	**	0.0 a	2.3 a	n/u	n/u	n/u	n/u
Zone 28	0.6 b	**	0.6 b	1.7 c	0.9 a	2.7 a	5.8 a	2.5 a	**	**
Zone 29	0.7 b	**	2.2 c	1.7 c	3.8 a	3.5 a	**	**	4.6 a	2.2 a
North-Shore (Zones 25-29)	1.3 a	1.0 a	0.7 a	1.0 a	2.3 a	2.7 a	3.5 a	2.2 a	2.0 a	1.6 a
Laval/North-Shore (Zones 19-29)	1.2 a	1.1 a	0.8 a	1.3 a	2.4 a	3.0 a	2.9 a	2.8 a	4.4 b	4.4 a
South-Shore Zone 30	**	4.7 d	3.2 d	3.3 d	2.6 a	4.3 a	3.7 a	2.8 a	1.1 a	3.7 a
Zone 31	**	**	1.1 d	1.4 a	2.2 a	1.8 a	3.4 a	3.4 b	2.0 a	2.3 a
Zone 32	**	0.5 b	1.1 d	0.8 d	1.7 a	3.0 a	3.0 a	0.3 a	**	**
Zone 33	**	**	0.6 b	**	1.8 a	1.3 a	**	**	**	**
Zone 34	0.6 b	0.7 b	0.0 c	0.4 b	1.7 c	3.9 a	**	**	**	**
South-Shore (Zones 30-34)	1.7 c	2.9 c	2.0 c	2.2 b	2.3 a	3.1 a	3.3 a	2.9 a	1.3 a	3.0 a
Zone 35	0.0 c	**	0.6 b	0.6 b	**	0.0 a	n/u	n/u	**	**
Suburbs (Zones 19-35)	1.3 a	1.8 b	1.3 a	1.7 b	2.3 a	3.0 a	3.2 a	2.8 a	3.2 b	3.8 a
Montréal CMA	2.0 b	1.7 c	2.2 a	2.4 a	3.8 a	4.1 a	4.1 a	4.3 a	3.5 a	4.1 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island (Zones 1-18)										
LT \$500	5.8 b	4.9 b	2.7 b	3.3 c	1.5 c	1.7 c	**	**	3.1 b	3.4 b
\$500 - \$699	3.6 b	4.6 c	4.2 a	3.8 a	2.9 b	2.4 a	2.1 c	1.4 a	3.3 a	2.9 a
\$700 - \$899	3.1 c	3.4 b	3.8 b	4.0 b	3.3 b	3.5 b	2.1 c	2.1 c	3.2 b	3.4 b
\$900+	**	**	3.4 b	5.7 b	3.9 b	4.0 b	2.4 b	**	3.3 b	4.2 c
Total	4.5 b	5.0 b	3.4 a	3.5 a	2.5 a	2.5 a	2.1 b	2.3 c	3.0 a	3.1 a
Laval/North-Shore (Zones 19-29)										
LT \$500	4.8 d	3.6 d	1.2 a	1.1 a	0.3 b	1.5 a	0.0 d	**	1.3 a	1.6 b
\$500 - \$699	**	2.9 c	2.4 c	3.4 b	1.0 a	1.4 a	0.8 d	0.7 a	1.3 a	1.6 a
\$700 - \$899	n/s	n/s	**	8.2 c	1.1 a	3.1 c	4.1 d	1.9 c	1.9 c	3.1 c
\$900+	n/s	n/s	n/s	**	0.0 d	7.1 b	1.2 d	**	0.6 b	**
Total	4.5 c	3.9 b	2.5 b	2.6 a	1.0 a	1.6 a	1.4 a	1.6 c	1.6 b	1.9 a
South-Shore (Zones 30-34)										
LT \$500	1.4 a	4.6 d	0.8 d	2.7 c	**	**	**	**	1.3 a	2.9 b
\$500 - \$699	3.5 d	**	2.9 b	3.8 b	1.5 a	2.7 b	1.7 c	2.2 c	1.8 a	2.8 a
\$700 - \$899	**	**	1.9 c	3.9 b	3.0 c	2.2 b	2.3 c	2.8 c	2.4 c	2.7 b
\$900+	n/s	n/s	**	**	0.6 b	12.9 c	**	1.0 a	0.4 b	9.1 b
Total	1.9 b	3.3 c	2.2 b	3.1 b	2.0 b	2.4 a	1.8 c	2.3 c	2.0 a	2.6 a
Montréal CMA										
LT \$500	5.6 b	4.8 b	2.4 b	3.0 c	1.4 a	1.8 c	0.5 b	**	2.8 a	3.2 b
\$500 - \$699	3.8 b	4.5 c	4.0 a	3.7 a	2.3 a	2.2 a	1.8 c	1.4 a	2.8 a	2.7 a
\$700 - \$899	3.0 c	3.4 b	3.5 b	4.1 b	2.9 a	3.4 b	2.4 b	2.2 c	3.0 a	3.3 b
\$900+	**	**	3.4 b	5.7 b	3.4 b	4.8 b	2.1 b	**	3.0 a	4.5 c
Total	4.4 b	4.8 b	3.3 a	3.4 a	2.2 a	2.3 a	2.0 b	2.2 c	2.7 a	2.9 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.1* Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Montréal CMA - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07 -
Downtown and Nun's Island	1.7 c	7.9 b	3.2 a	4.5 a
Péricentre	4.0 b	2.9 a	2.6 a	3.1 b
West of Island of Montréal	1.5 a	3.0 b	4.0 a	4.1 a
East of Island of Montréal	4.2 b	1.2 a	2.9 a	2.5 a
Montréal Island	2.7 a	4.3 a	3.0 a	3.1 a
Laval and North Shore	2.3 b	2.7 b	1.6 b	1.9 a
South Shore/Vaudreuil-Soulanges	3.6 c	3.4 c	2.0 a	2.6 a
Montréal CMA	2.8 a	3.8 a	2.7 a	2.9 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.2* Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Montréal CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Downtown and Nun's Island	**	640 a	1,180 d	866 a	1,639 d	1,184 a	1,817 c	1,485 c
Péricentre	n/s	517 a	**	627 a	**	747 a	**	986 b
West of Island of Montréal	n/s	447 a	**	564 a	934 c	667 a	1,213 c	786 a
East of Island of Montréal	**	427 a	671 c	500 a	779 c	584 a	**	720 a
Montréal Island	**	494 a	958 c	589 a	1,295 c	661 a	1,498 c	851 a
Laval and North Shore	n/s	432 a	**	521 a	839 b	600 a	**	702 a
South Shore/Vaudreuil-Soulanges	n/s	439 a	698 b	551 a	888 d	626 a	**	697 a
Montréal CMA	**	490 a	872 c	581 a	1,082 c	647 a	1,386 c	806 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/s: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.3* Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type
Montréal CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown and Nun's Island	n/s	**	1,184 b	1,180 d	1,038 d	1,639 d	**	1,817 c	**	1,408 c
Péricentre	n/s	n/s	854 c	**	**	**	**	**	**	1,265 d
West of Island of Montréal	n/s	n/s	**	**	**	934 c	**	1,213 c	1,058 d	1,016 b
East of Island of Montréal	n/s	**	**	671 c	**	779 c	965 d	**	**	717 b
Montréal Island	n/s	**	978 d	958 c	**	1,295 c	1,253 d	1,498 c	1,138 c	1,210 b
Laval and North Shore	**	n/s	**	**	**	839 b	**	**	801 d	800 b
South Shore/Vaudreuil-Soulanges	n/s	n/s	**	698 b	902 c	888 d	**	**	848 c	824 c
Montréal CMA	**	**	911 d	872 c	1,020 c	1,082 c	1,146 d	1,386 c	1,045 b	1,054 b

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a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.2.1* Rental Condominium Apartments and Private Apartments in the RMS¹
Total Vacancy Rates (%)
By Building Size
Montréal CMA - October 2007

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island				
3 to 5 Units	2.5 c	3.3 d	2.1 c	1.7 c
6 to 19 Units	2.6 b	5.4 b	2.6 a	2.7 a
20 to 49 Units	2.7 b	4.8 b	4.3 a	4.4 a
50 to 99 Units	3.9 b	4.4 b	4.2 a	4.6 a
100+ Units	2.0 a	2.6 b	3.6 a	4.2 a
Total	2.7 a	4.3 a	3.0 a	3.1 a
Montréal CMA				
3 to 5 Units	3.1 d	4.5 d	2.0 b	1.7 c
6 to 19 Units	3.6 b	4.9 b	2.2 a	2.4 a
20 to 49 Units	3.1 b	4.0 b	3.8 a	4.1 a
50 to 99 Units	3.1 b	3.7 b	4.1 a	4.3 a
100+ Units	1.5 a	2.0 b	3.5 a	4.1 a
Total	2.8 a	3.8 a	2.7 a	2.9 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

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4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Montréal CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Downtown and Nun's Island	9,133	9,972	1,341 c	1,645 a	14.7 c	16.5 a	1.7 c	7.9 b
Péricentre	17,189	17,942	1,331 a	1,580 a	7.7 a	8.8 a	4.0 b	2.9 a
West of Island of Montréal	12,595	13,977	1,086 a	1,328 a	8.6 a	9.5 a	1.5 a	3.0 b
East of Island of Montréal	12,324	13,402	644 a	691 a	5.2 a	5.2 a	4.2 b	1.2 a
Montréal Island	51,241	55,293	4,400 a	5,203 a	8.6 a	9.4 a	2.7 a	4.3 a
Laval and North Shore	15,872	16,842	1,367 b	1,479 a	8.6 b	8.8 a	2.3 b	2.7 b
South Shore/Vaudreuil-Soulanges	15,214	16,353	900 a	1,286 a	5.9 a	7.9 a	3.6 c	3.4 c
Montréal CMA	82,327	88,488	6,670 a	7,959 a	8.1 a	9.0 a	2.8 a	3.8 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

4.3.2* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Montréal CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal Island								
3 to 5 Units	2,029	1,973	103 b	162 b	5.1 b	8.2 b	2.5 c	3.3 d
6 to 19 Units	15,711	16,836	1,050 a	1,265 a	6.7 a	7.5 a	2.6 b	5.4 b
20 to 49 Units	11,145	11,974	908 a	1,232 a	8.1 a	10.3 a	2.7 b	4.8 b
50 to 99 Units	11,366	12,478	962 a	1,284 a	8.5 a	10.3 a	3.9 b	4.4 b
100+ Units	10,990	12,032	1,323 a	1,262 c	12.0 a	10.5 c	2.0 a	2.6 b
Total	51,241	55,293	4,400 a	5,203 a	8.6 a	9.4 a	2.7 a	4.3 a
Montréal CMA								
3 to 5 Units	3,967	4,273	207 b	295 b	5.2 b	6.9 b	3.1 d	4.5 d
6 to 19 Units	32,160	34,981	2,070 a	2,574 a	6.4 a	7.4 a	3.6 b	4.9 b
20 to 49 Units	16,588	17,338	1,304 a	1,675 a	7.9 a	9.7 a	3.1 b	4.0 b
50 to 99 Units	15,221	16,490	1,258 a	1,630 a	8.3 a	9.9 a	3.1 b	3.7 b
100+ Units	14,391	15,406	1,759 a	1,771 a	12.2 a	11.5 a	1.5 a	2.0 b
Total	82,327	88,488	6,670 a	7,959 a	8.1 a	9.0 a	2.8 a	3.8 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.1* Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
Montréal CMA - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Montréal CMA										
Single Detached	n/s	n/s	**	**	626 d	**	**	918 d	554 d	635 d
Semi detached, Row and Duplex	n/s	**	456 c	510 c	643 b	600 a	698 b	743 b	606 b	613 a
Other-Primarily Accessory Suites	n/s	n/s	451 c	484 b	550 b	583 b	679 c	767 c	540 b	568 b
Total	n/s	**	439 b	488 b	597 b	602 a	707 b	758 a	573 a	601 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2* Estimated Number of Households in Secondary Rented Units¹
by Dwelling Type
Montréal CMA - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units ¹	
	Oct-06	Oct-07
Montréal CMA		
Single Detached	18,495 c	14,265 c
Semi detached, Row and Duplex	**	122,911 b
Other-Primarily Accessory Suites	42,809 b	50,792 c
Total	**	187,969 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

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Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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